

MINUTES OF COUNCIL REGULAR MEETING - MARCH 10, 2015

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, MARCH 10, 2015, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Tom Huynh, Councilmember District 1
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

ABSENT:

Corey Rushton, Councilmember At-Large
Steve Buhler, Councilmember District

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Lee Russo, Police Chief
John Evans, Fire Chief
Sam Johnson, Strategic Communications Director
Brandon Hill, Law Department
Steve Lehman, CED Department
Steve Pastorik, CED Department
Mark Nord, CED Department
Jeff Jackson, CED Department
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was conducted by Karen Lang who led the Pledge of Allegiance to the Flag.

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SCOUTS

Mayor Bigelow welcomed Scout Troop No. 440 in attendance to complete requirements for the Citizenship in the Community merit badge.

16932

APPROVAL OF MINUTES OF STRATEGIC PLANNING MEETING HELD FEBRUARY 20 & 21, 2015, AND REGULAR MEETING HELD FEBRUARY 24, 2015

The Council read and considered Minutes of the Strategic Planning Meeting held February 20 & 21, 2015, and the Regular Meeting held February 24, 2015. There were no changes, corrections or deletions.

After discussion, Councilmember Vincent moved to approve the Minutes of the Strategic Planning Meeting held February 20 & 21, 2015, and the Regular Meeting held February 24, 2015, as written. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

16933

COMMENT PERIOD

Upon inquiry by Mayor Bigelow there was no one in attendance desiring to address the City Council during the comment period.

16934

PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-2-2015, FILED BY PERRY HOMES, REQUESTING FINAL PLAT APPROVAL FOR DIAMOND SUMMIT UNIT 15C – LOTS 1501-1503 AMENDED LOCATED AT 6472 SOUTH MOUNT ADAMS DRIVE

Mayor Bigelow informed a public hearing had been advertised in order for the City Council to hear and consider public input regarding Application No. S-2-2015, filed by Perry Homes, requesting final plat approval for Diamond Summit Unit 15C – Lots 15-01-1503 Amended, located at 6472 South Mount Adams Drive.

Mayor Bigelow presented proposed Ordinance No. 15-10 related to the application to be considered after the public hearing, as follows:

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Application No. S-2-2015, filed by Perry Homes, and proposed Ordinance No. 15-10 would amend Lots 15-01-15-03 of the Diamond Summit Unit 15C Subdivision.

The purpose for the requested amendment would be to adjust mutual property lines between each lot. The Diamond Summit Unit 15C Subdivision had been recorded with the Salt Lake County Recorder's Office in January of 2014. Prior to recording the subdivision plat, Perry Homes wanted to begin the installation of the public improvements, which was not an uncommon practice, but the developer needed to have construction drawings approved including the appropriate City inspections.

Once installation of the curb and gutter were completed, the developer's surveyor would install pins in the top of the curb to delineate the side property lines of each lot. Unfortunately, the location of the pins placed in the curb had been based on an earlier version of the subdivision plat. As a result, the property line between Lots 1501 and 1502 was off by approximately four feet.

The owner of Lot 1501 had purchased his lot based on the recorded subdivision that was correct. However, because of the pin placement, he was under the impression he had additional property to install an RV pad. Rather than go back to the owner of Lot 1501 to have him reconfigure his site layout, Perry Homes wanted to explore other options to resolve the situation.

City staff had met with Perry Homes and the engineering firm that installed the pins and the solution that seemed to work for all involved, including the future owner of Lot 1502, would be to amend the subdivision plat by shifting the property line to accommodate the existing improvements on Lot 1501 and the pending new home on Lot 1502. However, shifting the property line to the south would also impact Lot 1503 that was owned by the City. This lot had been acquired by the City to provide a trail connection with the Mountain View Corridor trail system.

Any alteration to Lot 1503 would need to be coordinated with the City's Parks and Recreation Department. Perry Homes had contacted the Parks and Recreation Department Director to discuss an agreement.

In consideration of the City's willingness to allow the amended plat, Perry Homes had agreed to the following:

1. Remove all rock and other debris from the property
2. Grade the property in accordance with the City's Parks and Recreation Department plans for the site

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3. Install a 10-foot wide concrete walkway from the sidewalk to the Mountain View Corridor trail system
4. Install a drive approach to allow easier access for pedestrians or those using strollers to access the trail

The Parks and Recreation Department believed these items would more than adequately cover any costs associated with the loss of approximately 400 square feet of park space. Perry Homes and the Parks and Recreation Department had agreed on the proposal and improvements would be installed at such time as the City deemed appropriate.

In summary, the application would adjust the mutual property lines between Lots 1501-1503 and the existing utility easements would be adjusted to follow the new property lines.

Mayor Bigelow opened the public hearing.

Jeff Taylor, Perry Homes, addressed the City Council. Mr. Taylor expressed appreciation for the Council's consideration of his application.

There being no one else to speak either in favor or in opposition, Mayor Bigelow closed the public hearing.

ACTION: CONSIDER ORDINANCE NO. 15-10, APPROVING THE AMENDMENT OF LOTS 1501-1503 OF THE DIAMOND SUMMIT UNIT 15C SUBDIVISION

The City Council previously held a public hearing regarding Application No. S-2-2015, filed by Perry Homes, and considered proposed Ordinance No. 15-10 that would approve the amendment of Lots 1501-1503 of the Diamond Summit Unit 15C Subdivision.

After discussion, Councilmember Vincent moved to approve Ordinance No. 15-10, an Ordinance Approving the Amendment of Lots 15-01-15-03 of the Diamond Summit Unit 15C Subdivision.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

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16935 **RESOLUTION NO. 15-44, AWARD CONTRACT TO FX CONSTRUCTION FOR THE RITER CANAL DETENTION STRUCTURE PROJECT**

Mayor Bigelow presented proposed Resolution No. 15-44 that would award a contract to FX Construction, in an amount not to exceed \$211,000.00, for the Riter Canal Detention Structure Project.

Bids had been solicited and 12 bids received regarding the Riter Canal Detention Structure Project, as follows:

FX Construction:	\$192,000.00
ACME:	\$207,900.00
Bowen Construction:	\$251,559.00
Lyndon Jones:	\$276,000.00
Whitaker Construction:	\$346,450.00
Cottonwood Builders:	\$354,209.00
STAPP Construction:	\$370,000.00
Patriot Construction:	\$372,449.00
J. Lyne Roberts & Sons Inc:	\$378,995.00
Absolute Constructors:	\$392,210.05
Beck Construction:	\$425,000.00
Gerber Construction:	\$475,750.00

A substantial portion of the west end of the City drained to the Riter Canal, a channel that conveyed process water to Kennecott, and a Salt Lake County maintained flood control facility. In order to address the impact of a developing city, property had been acquired onto which floodwaters could be attenuated during storm events. The subject contract would provide for construction of the canal control structure designed to restrict the canal outflow to an allowed amount. This structure minimized downstream flooding potential and had been required by Kennecott and Salt Lake County Flood Control in order to obtain permits to continue to increase runoff into the canal from new developments.

After discussion, Councilmember Huynh moved to approve Resolution No. 15-44, a Resolution Awarding a Contract to FX Construction for the Riter Canal Detention Structure Project. Councilmember Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes

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Mayor Bigelow Yes

Unanimous.

**16936 RESOLUTION NO. 15-45, ACCEPT A GRANT OF TEMPORARY
CONSTRUCTION EASEMENT FROM BAILEY LOT LEASING, LC,
FOR PROPERTY LOCATED AT 2602 SOUTH 3270 WEST**

Mayor Bigelow presented Resolution No. 15-45 that would accept a Grant of Temporary Construction Easement from Bailey Lot Leasing, LC, for property located at 2602 South 3270 West.

Bailey Lot Leasing, LC, a Utah Limited Liability Company, had signed the Grant of Temporary Construction Easement regarding its property (Parcel 156-20-477,007).

In August of 2014, Bailey Lot Leasing, L.C. had signed a Storm Drain Easement and a Grant of Temporary Construction Easement for the 2600 South Ditch Piping Project. The project had been delayed until the 2015 construction season and as the original document had expired a new Grant of Temporary Construction Easement was being required.

The Bailey Lot Leasing property was one of eight properties affected and benefitted by construction of the project. The project would pipe an existing open storm water ditch located on the west side of 3200 West at approximately 2600 South. The open ditch ran west from 3270 West approximately 600-feet to a storm drain clean-out box. The ditch ran along the rear property lines of properties located on either side of the ditch. This ditch was the last open section of the storm drain system that handled storm water from properties located between 3200 West and 3600 West, and between Parkway Boulevard and the SR-201 South Frontage Road.

After discussion, Councilmember Lang moved to approve Resolution No. 15-45, a Resolution Authorizing the City to Accept a Grant of Temporary Construction Easement from Bailey Lot Leasing, LC, for Property Located at 2602 South 3270 West. Councilmember Nordfelt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

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Unanimous.

16937

APPLICATION NO. S-1-2015, FILED BY NATOMAS MEADOWS LLC, REQUESTING FINAL PLAT APPROVAL FOR ARA INDUSTRIAL CENTER SUBDIVISION – PHASE 1, LOCATED AT 2450 SOUTH 6755 WEST

Mayor Bigelow presented Application No. S-1-2015, filed by Natomas Meadows LLC, requesting final plat approval for ARA Industrial Center Subdivision – Phase 1, located at 2450 South 6755 West.

Corbin Bennion, representing Natomas Meadows LLC, had requested approval for the first phase of the ARA Industrial Center Subdivision. The subject property was located immediately to the west of Freeport West Phase 1 and zoned Manufacturing.

The proposed subdivision would consist of two lots and along with division to create those lots a parcel was also being shown on the subdivision plat representing property to eventually be dedicated as future right-of-way for 2540 South. However, it was not yet known what the alignment of that road would be so this parcel had been created as a placeholder until those decisions were made in the future.

The primary access to the subdivision would be gained from 6755 West. This road connected with the SR-201 Frontage Road and 2540 South that then connected to 6400 West. Although an access point would come off of SR-201 to the west of this lot, the primary access for this lot would be from 6755 West.

The extension of 2540 South would occur as property to the west developed. The cross section to be used, as well as future rights-of-way within the development site, would be 66-feet. A parkstrip and sidewalk would be located on one side of the roadway that was standard in the Manufacturing zone.

The City had completed work with the installation of curb and gutter along the south side of the SR-201 Frontage Road. In addition to these improvements, the overhead power lines had been placed underground in a 10-foot public utility easement. The developer would be responsible for landscaping and site improvements that would be reviewed as part of the conditional use process.

After discussion, Councilmember Lang moved to approve Application No. S-1-2015, filed by Natomas Meadows LLC, and give final plat approval for ARA Industrial Center Subdivision – Phase 1, located at 2450 South 6755 West. Councilmember Vincent seconded the motion.

A roll call vote was taken:

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Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

16938

APPLICATION NO. PUD-1-2014 FILED BY OAKWOOD HOMES (FORMERLY HENRY WALKER HOMES) REQUESTING FINAL PLAT APPROVAL FOR VILLAGES AT WESTRIDGE PHASE 3 LOCATED AT 5200 SOUTH 5600 WEST

Mayor Bigelow presented Application No. PUD-1-2014, filed by Oakwood Homes, requesting final plat approval for Villages at Westridge Phase 3 located at 5200 South 5600 West.

The third phase of Villages at Westridge would consist of 34 residential units on 4.6 acres. Oakwood Homes of Utah, formerly Henry Walker Homes, had submitted the application. Previously a modified Development Agreement had been approved to address the architectural style of units to be constructed in Phases 2 and 3.

Access to the development would be gained from Summer Ridge Drive and from a stub street in Phase 2 to the south. Recordation of the plat would provide street connection from the Villages at Westridge development to the Westridge Estates Subdivision to the north.

Housing for this phase of the development would be three and four-plex townhome units. These units had been designed to look like a large single-family dwelling. Elevations would have one main entry on the front of the building with other entrances being located on the side of the building and/or a side entrance at the front of the building. Based on the footprint of the structure there was an abundance of relief and building movement with covered porches and popouts.

Proposed square footage ranged from 2,143 to 2,211 square feet and all units would have three bedrooms which addressed concerns previously expressed by the City Council. The third bedroom allowed a growing family to stay longer in their home thus prolonging their stay in the community. Per the development agreement, buildings would consist of 100% masonry products.

General Parking requirement for all residential development in the City was two spaces per unit. In the subject development, all residential units would have a two-car garage for parking. In addition, there would be 22 guest spaces that

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equated to an overall parking ratio of 2.35 spaces per unit. On-street parking would be available along Lake Ridge Drive and Summer Ridge Drive as well.

As part of the overall development, 51% of the project site would be open space. In this phase, the developer would deed an area approximately 1.3 acres in size for use as a City park. The park location was in the northwest corner of the overall development. During the planning stages for Westridge Estates Phase 5 to the west, a parcel had been reserved to provide access into the future park.

As per the development agreement, fencing would be installed along the north and east sides of this project. The north side would consist of vinyl fencing while the east side adjacent to 5600 West would be pre-cast concrete. The masonry wall would need to match the wall installed by Ivory Homes as part of the Westridge Estates Subdivision.

The developer would create a Homeowner's Association (HOA) for the entire project. The association would be responsible to hire a property management company. As per previous PUD applications City staff would recommend that prior to this development being turned over to the association, a meeting with City staff, the developer and the management company take place to provide an opportunity to ensure all development standards and improvements had been completed in accordance with the City's approval of the project.

After discussion, Councilmember Vincent moved to approve Application No. PUD-1-2014, filed by Oakwood Homes, and give final plat approval for Villages at Westridge Phase 3, located at 5200 South 5600 West. Councilmember Huynh seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, MARCH 10, 2015, WAS ADJOURNED AT 6:43 P.M., BY MAYOR BIGELOW.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, March 10, 2015.

Sheri McKendrick, MMC
City Recorder